



CITY OF MIAMI GARDENS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

HOUSING ELEMENT

DATA, INVENTORY, AND ANALYSIS

February 2006

DRAFT

Prepared By:

Iler Planning Group
11211 Prosperity Farms Road, Suite 205B
Palm Beach Gardens, Florida 33410



**HOUSING ELEMENT
DATA, INVENTORY, AND ANALYSIS REPORT**

TABLE OF CONTENTS

HOUSING ELEMENT	6-1
DATA, INVENTORY, AND ANALYSIS	6-1
EXISTING HOUSING DATA REQUIREMENTS	6-1
Housing and Residential Development.....	6-1
Household Characteristics	6-2
Household Income Characteristics and Groups	6-5
Housing and Living Conditions	6-8
Assisted Housing	6-9
Group Facilities and Homes.....	6-9
Mobile Home and Recreational Vehicle Parks	6-11
Neighborhood Redevelopment and Urban Infill.....	6-11
City Housing Programs.....	6-11
Historic Preservation	6-12
HOUSING ANALYSIS	6-12
Housing Projections	6-12
Household Characteristics Projections	6-13
Housing Delivery Process	6-15
Alternative Housing Issues	6-16
Availability of Services	6-16
AFFORDABLE HOUSING ASSESSMENT	6-17
SUMMARY	6-17

LIST OF TABLES

Table 6-1: Units in Structure – Year 2000	6-2
Table 6-2: Housing Units by Age	6-2
Table 6-3: 2000 Housing Tenure Characteristics.....	6-3
Table 6-4: 2000 Monthly Gross Rent of Specified Renter-Occupied Units	6-4
Table 6-5: 2000 Value of Specified Owner-Occupied Housing Units.....	6-4
Table 6-6: 2000 Monthly Owner Costs of Owner-Occupied Units	6-5
Table 6-7: 2000 Comparative Cost Burden Characteristics	6-6
Table 6-8: Annual Household Income Distribution	6-6
Table 6-9A: Miami-Dade County 2000 Distribution of Households by Income Group	6-7
Table 6-9B: Miami Gardens 2000 Distribution of Households by Income Group.....	6-7
Table 6-10A: Miami-Dade Housing Agency Public Housing Inventory in Miami Gardens.....	6-10
Table 6-10B: Miami Gardens Assisted Housing Inventory	6-10
Table 6-11: Inventory of Group Homes	6-11
Table 6-12: Inventory of Assisted Living Facilities	6-11
Table 6-13: Inventory of Historical Structures	6-12
Table 6-14: Housing Need Projections (2000-2020)	6-12
Table 6-15: Resident Household Growth Projections	6-13
Table 6-16: Total Housing Stock Projections (2000-2020)	6-13
Table 6-17: 2000–2020 Projections of Household Growth	6-14
Table 6-18: 2000–2020 Population Projections by Age Group Distribution	6-15

HOUSING ELEMENT DATA, INVENTORY, AND ANALYSIS

Local governments are required to prepare and adopt a Housing Element consistent with the provisions of Chapter 163, Part III of the Florida Statutes. This Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goal, objectives and policies for the City's Comprehensive Plan. The best available data is provided by the Census, the State of the Cities Data System (SODCS) and the Shimberg Affordable Housing Institute, supplemented by local research.

Since the City was incorporated in 2003, historical Census data is not available. However, the City's current incorporated area closely parallels that of the combination of the following seven Census Designated Places (CDP): Andover; Bunche Park; Carol City; Lake Lucerne; Norland Opa-Locka North; and Scott Lake. Using Census data, it was determined that approximately 96% of the City's population resided within these CDPs. As a result, it is concluded that estimating citywide characteristics, based upon those of the combined CDPs, is appropriate. Year 2000 CDP data is used in the following analysis to estimate current housing and household characteristics of the City.

EXISTING HOUSING DATA REQUIREMENTS

Housing and Household characteristics of the City of Miami Gardens are estimated using 2000 Census data for the above referenced CDPs, correlated to known 2000 benchmarks such as population, households, and housing units, as aggregated in Tables 6-1 through 6-6.

Housing and Residential Development. Per Table 6-1, it is estimated that there were a total of 30,988 housing units in Miami Gardens in 2000, consisting of 23,567 single-family and 7,178 multiple-family units, and 243 mobile home/other units. Single-family attached and detached homes constituted approximately 76% of the total.

Miami Gardens has collected building permit data since **xx** of 2003. Prior to that time, data was included with Miami-Dade County unincorporated area totals. As a result, historical building permit data is not available to assist in determining the current number of dwelling units in the City. However, assuming the maintenance of the population/dwelling unit ratio (i.e. 3.25 residents per unit) that existed in 2000, and based upon the University of Florida population estimate (i.e. 106,566 residents in 2005) it is estimated that there were 32,789 dwelling units in the City as of 2005.

Housing stock within Miami Gardens constitutes a small share of the countywide total; approximately 3.6% of the 852,278 year-round units reported by the Census in 2000. It should be noted that total units includes all year-round housing units, including occupied and vacant units, and those held for occasional use.

The City's housing stock, by age of structure, is summarized in Table 6-2. Approximately 52% of the housing stock was built during period between 1950 and 1969.

Table 6-1
Units in Structure – Year 2000

Units in Structure	Total Units	Percent
One Detached	20,876	67.3
One Attached	2,691	8.7
Two	453	1.5
Three or Four	818	2.6
Five to Nine	560	1.8
Ten to Nineteen	1,350	4.4
Twenty to Forty-Nine	1,583	5.1
Fifty or More	2,415	7.8
Mobile Home + Other	243	0.8
Totals	30,998	100.0

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

Table 6-2
Housing Units by Age

Year Structure Built	Number of Units	Percentage of Total
1999–2000	253	0.8
1995–1998	917	3.0
1990–1994	1,223	3.9
1980–1989	3,530	11.4
1970–1979	7,613	24.6
1960–1969	8,176	26.4
1950–1959	7,891	25.4
1940–1949	1,048	3.4
1939 or earlier	336	1.1
Total Units	30,988	100.0

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

Household Characteristics. Characteristics of housing within the City, including type, tenure, rent, value, monthly cost and cost-to-income ratio are examined in this section and compared to those characteristics exhibited countywide. The most current statistics available for an inventory and analysis of this type are presented in the 2000 Census.

Comparative tenure statistics are presented in Table 6-3. Of the 30,988 housing units reported in 2000 by the U.S. Census, an estimated 22,052 units, or 71.1%, were owner-occupied, while 7,210 units, or 23.3%, were renter-occupied. The balance (1,726 units, or 5.6% of the total) was classified as vacant. Owner-occupied plus renter-occupied units represent year-round occupancy, while the remainder of the units are vacant or held for seasonal or occasional use.

Table 6-3
2000 Housing Tenure Characteristics

	Miami Gardens		Miami-Dade County	
	Units	Percent	Units	Percent
Year-round housing units	30,988	100.0	852,278	100.0
Occupied housing units	29,262	94.4	776,774	91.1
Owner-occupied units	22,052	71.1	449,325	52.3
Renter-occupied units	7,210	23.3	327,449	38.4
Vacant housing units	1,726	5.6	75,504	8.9
Vacant for sale	490	1.6	9,855	1.2
Homeowner vacancy rate	2.3%			2.1
Vacant for rent	556	1.8	19,866	2.3
Renter vacancy rate	7.5%			5.7
Held for seasonal or occasional use	258	0.8	29,587	3.5
Other vacant	211	0.7	16,196	1.9

Source: U.S. Bureau of the Census, 2000: SF 1, 3; ILER Planning Group, 12/05

In relation to total housing stock, the City (94.4%) has a year-round housing unit occupancy rate higher than that of Miami-Dade County (91.1%) as a whole. Further, the City (71.1%) has a substantially higher rate of owner-occupancy than Miami-Dade County (52.3%).

In 2000, the City experienced an overall housing vacancy rate (i.e. 5.6%) lower than the countywide rate of 8.9%. Due to the fact that Miami Gardens remains primarily a resident community, as opposed to a tourist and seasonal destination, it is concluded that this rate has remained constant to date.

Comparative monthly gross rent data for Miami-Dade County and Miami Gardens are presented in Table 6-4. The median monthly rent for renter-occupied units in Miami Gardens was an estimated \$670 per month in 2000, compared to \$647 per month for Miami-Dade County. Approximately 70% of all rents within the City were within the \$500 to \$899 per month range.

Comparative housing value data for Miami-Dade County and Miami Gardens are presented in Table 6-5. The estimated median value of specified owner-occupied units reported in 2000 was \$88,500 in the City compared to \$124,000 for Miami-Dade County. Approximately 79% of owner-occupied within the City were valued at less than \$100,000.

Comparative monthly owner cost data for Miami-Dade County and Miami Gardens are presented in Table 6-6. Census-based estimates of the median cost of owner-occupied housing in 2000 are \$970 per month for those units with a mortgage, and a median cost of \$331 per month for those units not mortgaged.

Table 6-4
2000 Monthly Gross Rent of Specified Renter-Occupied Units

Gross Monthly Rent Range	Miami Gardens		Miami-Dade County	
	Units	Percent	Units	Percent
Less than \$200	515	7.1	19,076	5.8
\$200–\$299	232	3.2	11,302	3.5
\$300–\$399	253	3.5	18,717	5.7
\$400–\$499	787	10.9	35,164	10.8
\$500–\$649	1,820	25.2	76,163	23.3
\$650–\$899	2,405	33.4	99,546	30.4
\$900–\$999	438	6.1	19,266	5.9
\$1,000 and more	532	7.4	38,456	11.8
No cash rent	228	3.2	9,143	2.8
Totals	7,210	100.0	326,833	100.0
Median rent per month	\$670		\$647	

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

Table 6-5
2000 Value of Specified Owner-Occupied Housing Units

Value Range	Miami Gardens		Miami-Dade County	
	Units	Percent	Units	Percent
Less than \$50,000	1,036	5.3	8,856	2.6
\$50,000–\$99,000	14,331	73.3	105,435	31.4
\$100,000–\$149,999	3,618	18.5	109,962	32.8
\$150,000–\$199,999	403	2.1	53,514	15.9
\$200,000–\$299,999	103	0.5	30,475	9.1
\$300,000 and more	58	0.3	27,573	8.2
Totals	19,549	100.0	335,815	100.0
Median value	\$88,500		\$124,000	

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

The Florida Department of Community Affairs has concluded that affordable gross housing costs should fall below 30% of a family's income. As a result, a gross housing cost-to-income ratio of more than 30% is indicative of an excessive household expenditure (i.e. termed "cost burden") for housing costs, while a ratio of more than 50% is termed "severe cost burden."

From Table 6-7, 3,481 households, or 48.2% of the total renters in 2000, paid less than 30% of household income for gross housing costs. Further, 9,581 owner-occupied households, or 57.9% of the total owners with a mortgage in 2000, paid less than 30% of household income for gross housing costs. Based upon the Department of Community Affairs standard, these figures indicate that a majority of the housing within the City is affordable to its residents.

Table 6-6
2000 Monthly Owner Costs of Owner-Occupied Units

Mortgage Status and Selected Monthly Owner Costs	Miami Gardens		Miami-Dade County	
	Units	Percent	Units	Percent
A. Mortgaged Units				
Less than \$500	669	4.0	5,892	2.3
\$500–\$699	2,194	13.1	18,269	7.1
\$700–\$999	6,475	38.8	58,953	22.9
\$1,000–\$1,249	4,268	25.6	55,726	21.6
\$1,250–\$1,499	1,748	10.5	41,866	16.2
\$1,500–\$1,999	1,065	6.4	43,669	16.9
\$2,000 and more	275	1.6	33,627	13.0
Totals	16,694	100.0	258,002	100.0
Median per month	\$970		\$796	
B. Units Without a Mortgage				
Less than \$200	324	11.4	3,924	5.1
\$200–\$349	1,285	45.0	21,104	27.1
\$350–\$499	1,009	35.3	25,634	32.9
\$500–\$699	201	7.0	15,650	20.1
\$700 and more	37	1.3	11,501	14.8
Totals	2,855	100.0	77,813	100.0
Median per month	\$331		\$580	

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

Household Income Characteristics and Groups. Household income distribution data for 2000 are presented in Table 6-8. From this table, the median household income in Miami Gardens was \$37,622 per year in 2000; relatively similar to \$35,966 figure evidenced countywide. Approximately 47% of the households in Miami Gardens earned less than \$35,000 per year in 2000.

State of the Cities Data System (SOCDS) data prepared by the U.S. Department of Housing and Urban Development, are used to estimate the 2000 distribution of households in Miami Gardens, by tenure, among very-low, low and moderate income groups, as measured against the Miami-Dade County median income level. The following definitions are used: Very-low income = 0 to 50% of the median income; Low income = 51% to 80% of the median income; and Moderate income = 81% to 120% of the median income. Estimates for the County and City, using the SOCDS data, are presented in Tables 6-9A and 6-9B. SOCDS Data for the previously referenced Census Designated Places (CDPs) are used for the purposes of the following affordable housing analysis.

Table 6-7
2000 Comparative Cost Burden Characteristics
(Specified Units)

A. Gross Rent as a Percentage of Household Income	Miami Gardens		Miami-Dade County	
	Units	Percent	Units	Percent
Less than 20%	2,008	27.8	75,786	23.2
20%–29%	1,473	20.4	73,417	22.5
30%–39%	1,057	14.7	46,795	14.3
40%–49%	550	7.6	27,548	8.4
50% and more	1,663	23.1	79,723	24.4
Not computed	459	6.4	23,564	7.2
Totals	7,210	100.0	326,833	100.0
B. Selected Monthly Owner Costs as a Percentage of Household Income (units with a mortgage)				
Less than 20%	5,431	32.8	78,877	30.6
20%–29%	4,150	25.1	70,447	27.3
30%–39%	2,399	14.5	39,792	15.4
40%–49%	1,405	8.5	21,477	8.3
50% and more	2,899	17.5	45,189	17.5
Not computed	272	1.6	2,220	0.9
Totals	16,556	100.0	258,002	100.0

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

Table 6-8
Annual Household Income Distribution

Income Range	Miami Gardens		Miami-Dade County	
	Households	Percent	Households	Percent
Less than \$15,000	5,453	18.7	166,310	21.4
\$15,000–\$24,999	4,275	14.6	111,649	14.4
\$25,000–\$34,999	4,099	14.0	100,833	13.0
\$35,000–\$44,999	3,752	12.8	87,282	11.2
\$45,000–\$59,999	4,283	14.6	96,224	12.4
\$60,000–\$74,999	3,131	10.7	67,807	8.7
\$75,000–\$99,999	2,619	9.0	63,132	8.1
\$100,000–\$124,999	919	3.1	32,258	4.1
\$125,000 and more	731	2.5	51,883	6.7
Totals	29,962	100.0	777,378	100.0
Median	\$37,622		\$35,966	

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

Table 6-9A
Miami-Dade County 2000 Distribution of Households by Income Group*
(Households)

A. Renter Households**	Very-Low	Low	Moderate+	Total
Elderly (1 & 2 Members)	40,645	9,399	11,724	61,768
Small Related (2 to 4 members)	45,705	29,185	64,679	139,569
Large Related (5 or more members)	14,660	9,535	18,000	42,195
All Other	29,670	13,725	40,270	83,665
Subtotals Renter Households	130,680	61,844	134,673	327,197
B. Owner Households**	Very-Low	Low	Moderate+	Total
Elderly (1 & 2 Members)	29,007	19,004	56,220	104,231
Small Related (2 to 4 members)	18,869	23,250	170,765	212,884
Large Related (5 or more members)	6,925	9,310	58,535	74,770
All Other	8,994	6,154	42,340	57,488
Subtotals Owners	63,795	57,718	327,860	449,373
Totals—All Households	194,475	119,562	462,533	776,570

* Very-Low Income—0.50% of median; Low Income—51% to 80% of median; Moderate+ Income—81% and more of Median Income. Median Income is the figure for Miami-Dade County

** Small = 1 and 2 persons; Medium = 3 and 4 persons; and Large = 5 and more persons.

Source: State of the Cities Data System (SODCS), Department of Housing and Urban Development, Iler Planning Group, 12/05

Table 6-9B presents an estimate of the distribution of households in Miami Gardens, by tenure and income-group:

Table 6-9B
Miami Gardens 2000 Distribution of Households by Income Group*
(Households)

A. Renter Households**	Very-Low	Low	Moderate+	Total
Elderly (1 & 2 Members)	697	135	187	1,019
Small Related (2 to 4 members)	1,199	774	1,538	3,511
Large Related (5 or more members)	448	393	670	1,511
All Other	324	284	561	1,169
Subtotals Renter Households	2,688	1,586	2,956	7,210
B. Owner Households**	Very-Low	Low	Moderate+	Total
Elderly (1 & 2 Members)	1,272	687	1,639	3,598
Small Related (2 to 4 members)	1,205	1,651	7,776	10,632
Large Related (5 or more members)	669	812	3,906	5,387
All Other	449	290	1,696	2,435
Subtotals Owners	3,595	3,440	15,017	22,052
Totals—All Households	6,263	5,026	17,973	29,262

* Very-Low Income—0.50% of median; Low Income—51% to 80% of median; Moderate Income—81% and more of Median Income. Median Income is the figure for Miami-Dade County

** Small = 1 and 2 persons; Medium = 3 and 4 persons; and Large = 5 and more persons.

Source: State of the Cities Data System (SODCS), Department of Housing and Urban Development, Iler Planning Group, 12/05.

Housing and Living Conditions. There are several measures which can be used to evaluate housing stock and living conditions within the City – including age of structure, over-crowding, lack of certain necessary facilities, structural integrity, and Florida Building Code requirements. Specific indicators of substandard housing or living conditions for each of the above measures are as follows:

- **Age of Structure**—A housing unit constructed prior to 1950, which is valued at less than \$25,000.
- **Lacking Facilities**—A housing unit lacking complete plumbing facilities, heating and cooking facilities and/or complete kitchen facilities.
- **Over-Crowding**—1.01 persons per room or more within a dwelling unit.
- **External Housing Conditions**—A housing unit categorized as either of the following by the City of Miami Gardens:

Deteriorated: Meaning in need of some relatively minor exterior repair, which is indicative of a lack of maintenance. Examples include housing that requires painting, fascias and soffits showing signs of deterioration, cracked and broken windows, and even severely overgrown yards, which is generally accompanied by a lack of structural maintenance.

Dilapidated: Meaning in need of substantial rehabilitation. The unit may be considered to be unfit for human habitation or rapidly approaching that condition. This category of substandard housing needs to be addressed immediately, through either rehabilitation or demolition, as the health and safety of the inhabitants may be endangered.

- **Code Violations**—The City has adopted the Florida Building Code (Miami-Dade & Broward Edition) that incorporates the following definition for an unsafe structure:
 - (1) A building deemed a fire hazard, as a result of debris or other combustible material, creates a hazard, vacant and unguarded; or
 - (2) A building deemed structurally unsafe by design or deterioration, partially destroyed, unsafe or lack of adequate plumbing, inadequate or unsafe electrical, inadequate waste disposal system or lack of a building permit.

The following discussion outlines the rationale used for preparing definitions of “standard” and “substandard” living and conditions in terms of the five measures listed and discussed above. From Table 6-2, it is observed that there are 1,384 units (4.5% of the housing stock) within the City that were constructed prior to 1950. Further, from Table 6-5, there were 1,036 specified owner-occupied units (5.3% of the total) in Miami Gardens valued at less than \$50,000 in 2000. It is concluded that, while “age of structure” and “value,” in combination, do not raise any immediate issues regarding overall substandard living and housing conditions, vigilant code enforcement and

conservation efforts should be undertaken as a means to preserve the City's affordable housing stock.

Age and value of the housing stock could become a concern in the future if the City does not implement adequate conservation and preservation measures.

An over-crowded condition is normally defined to occur when there are more than 1.01 persons per room in a dwelling unit (Note: excluding bathrooms, open porches, utility rooms, unfinished attics, etc.; rooms not used for "living" purposes). According to the Census, in the year 2000 there were an estimated 5,345 households, or 18.3% of the total, reporting occupancy of more than 1.0 person per room in Miami Gardens. This rate is slightly less than the countywide rate of 20.0%. Due to this moderate rate in relation to the County, it is concluded that over-crowding is not an issue of significant concern regarding overall substandard living and housing conditions within the City.

The 2000 Census reported that high percentages of the year-round housing stock had complete plumbing facilities (99.3%) and complete kitchen facilities (99.3%). Due to the high level of availability, it is concluded that "lack of facilities" does not, in itself, raise any issues regarding overall substandard living and housing conditions within the City.

City staff has not completed a general survey oriented to evaluating external housing conditions since incorporation in 2003. Miami Gardens is, however, preparing an application for "Entitlement City" designation by the U.S. Department of Housing and Urban Development (HUD). It is anticipated that data regarding the condition of the City's Housing stock will be gathered during the preparation of the Consolidated Plan; necessary for the receipt of Federal funding under the program.

The City has adopted the Florida Building Code (Miami-Dade & Broward Edition). According to the Building Department, there are housing units within the City that are currently the subject of repairs resulting from Florida Building Code citations; however, the current data base is not programmed to provide summary data sufficient for use in this document.

Although substandard living and housing conditions do not appear to be a significant issue within the City at this time, appropriate definitions should be incorporated within the Comprehensive Plan. The application of these definitions will allow the institution of appropriate implementation mechanisms oriented to preserving and enhancing the current quality of living and housing conditions within Miami Gardens.

Assisted Housing. There are several renter-occupied housing developments within the City using federal, state or local subsidy programs. Public housing developments, are listed in Table 6-10A, and other assisted housing developments are listed in Table 6-10B. From Table 6-10A, there are eight public housing rental properties containing a total of 272 apartment units in the City. From Table 6-10B, there are an additional eleven assisted rental housing properties, using a variety of Federal and State subsidies, containing a total of 2,200 apartment units in the City.

Group Facilities and Homes. The Florida Department of Health and Rehabilitative Services (FDHRS) licenses group homes through three of its divisions: Aging and Adult Services (Adult Congregate Living Facilities); Division of Developmental Services (Long-

Term Residential Care Facilities and Centers for Independent Living); and Children, Youth and Families (Family Group Home and Family Foster Home facilities).

FDHRS also provides licensing to individuals or businesses that provide homes to individuals who are developmentally delayed. The individuals placed in homes are typically adults; however, a disability had to have occurred prior to the age of 18 to be eligible. Licensed homes with capacities of less than 3 are considered foster homes, while those with capacities of 4 to 8 are termed group homes. There are no known group homes in Miami Gardens; however, Table 6-11 is reserved for future use in this Element.

Table 6-10A
Miami-Dade Housing Agency
Public Housing Inventory in Miami Gardens

Name	Address	Units	Type
Vista Verde	FHA Scattered Homes	47	Family
Miami Gardens Apts.	NW 183 St. /22 Avenue	45	Family
Opa-Locka Elderly	2329 NW 136 St.	50	Elderly
Opa-Locka Family B	Opa-Locka Family B	17	Family
Opa-Locka Family C	1802-2113 NW 151 St.	9	Family
Palmetto Gardens	16850 NW 55 Avenue	40	Elderly
FHA Homes Miami-Dade County	Scattered Homes	12	Family
Venetian Gardens	16100 NW 37 Avenue	52	Family
Total Units		272	

Source: Shimberg Affordable Housing Institute, Iler Planning Group; 12/05

Table 6-10B
Miami Gardens
Assisted Housing Inventory

Name	Address	Units/Type	Assistance*
Cedar Grove	20601 NW 17 Avenue	288/Family	1,2,3,4
Douglas Pointe	3840 NW 183 St.	176/Family	1,2,3,4
Crossings @ University	18740 NW 27 Avenue	320/Family	1,2,3
Eagle's Landing	18800 NW 27 Avenue	321/Family	3
Walden Pond Villas	20880 NW 7 Avenue	290/Family	3
Street Apartments	18665 NW 37 Avenue	156/Family	5,6
Carol City Gardens	4601 NW 183 St.	150/Family	5,6
Robert Sharp Towers II	115 NW 202 Terrace	110/Elderly	5,7
Miami Gardens Apts.	18175 NW 22 Avenue	45/Family	5,6
Del Prado Apartments	18081 NW 40 Place	32/Family	3,4
Hamlet @ Walden Pond	20885 NW 9 Court	312/Elderly	3,4
Total Units		2,200	

* 1- Bonds; 2 – Loan Guarantee; 3 – Housing Credits; 4 – S.A.I.L.; 5 – Rent supplement; 5 – Section 8 non-insured; 7 - HUD 221(d) (4).

Source: Shimberg Affordable Housing Institute, Iler Planning Group; 12/05

**Table 6-11 (Reserved)
Inventory of Group Homes**

Name/Type	Address	Capacity
Total		

Source: Florida Department of Health and Rehabilitative Services, District 11 Office (Miami, FL); ILER Planning Group, 12/05

In addition to group homes licensed by DHRS, the Agency for Health Care Administration licenses assisted living facilities (ALFs). There are currently eight licensed ALFs in the City, with a licensed capacity of 115 beds (see Table 6-12), 78 of which are reserved for very-low income residents (i.e. OSS beds).

**Table 6-12
Inventory of Assisted Living Facilities**

Assisted Living Facility	Address	OSS/Capacity
White Flowers	21346 NW 40 Circle	5/5
Breezy Acres	1864 NW 175 Street	50/65
Alzheimer's Regional Center II	20602 NW 33 Court	3/6
St. Mary's Villa	3381 NW 194 Terrace	0/6
Lucie's Loving Care	17820 NW 22 Avenue	13/14
Starlight View	3251 NW 198 Street	1/8
Royal Destiny Home Care	3260 NW 197 Street	0/5
Time Is Care II	3520 NW 210 Terrace	6/6
Total		78/115

Source: Agency for Health Care Administration, Division of Health Quality Assurance; ILER Planning Group, 12/05

The land development code should include regulations for group homes. Also, policies to incorporate small-scale affordable elderly rental facilities within existing residential neighborhoods should be encouraged.

Mobile Home and Recreational Vehicle Parks. There is one mobile home park and no recreational vehicle parks located in Miami Gardens. Rivera Park mobile home park, located on 37th Avenue, has a capacity of 266 spaces.

Neighborhood Redevelopment and Urban Infill. The City currently has no redevelopment or urban infill areas and/or programs. However, the advent of the expected community development block grant program will ultimately result in the adoption of a redevelopment program.

City Housing Programs. Miami Gardens currently has no municipal housing programs available for City residents. However, "Entitlement City" designation is currently being pursued. Upon receiving the designation, the City will prepare a Consolidated Plan and become eligible for grant monies from the U.S. Department of Housing and Urban Development. It is anticipated that housing programs will be established under the program.

Historic Preservation. There are seven residential structures within Miami Gardens listed on the Florida Master Site File, none of which are currently listed on the National Register of Historic Places. An inventory of the listed properties is presented in Table 6-13. Miami Gardens has not designated any local historically significant structures. However, the City may decide to implement an historic preservation program. In this regard, the City has adopted a Miami-Modern ("MiMo") architectural theme, and is in the process of applying for a matching State Historical Resources Grant, in the amount of \$25,000, to complete a related survey and planning program. Additional funding sources available to assist in this effort are the CDBG Program and private donations.

Table 6-13
Inventory of Historical Residential Structures

Name or Designation	Address	Type
NW 168 th Terrace	NW 168 th Terrace	Residential
NW 169 th Terrace	2721 NW 169 th Terrace	Residential
NW 169 th Terrace	2711 NW 169 th Terrace	Residential
NW 171 st Street	2770 NW 171 st Terrace	Residential
NE 184 th Terrace	119 NE 184 th Terrace	Residential/Duplex
Richmond House & Cottage	Charles Deering Estate	Other, Residential
6725 SW 144 th Street	6725 SW 144 th Street	Residential

* - Site listed on National Register of Historic Places

Source: Florida Master Site File, Florida Department of State; ILER Planning Group, 7/04

HOUSING ANALYSIS

Housing Projections. Miami-Dade County using various Census geographies estimated the population of the City at 100,809 residents in 2000. Projections prepared in the Future Land Use Element indicate that the City's population will increase to approximately 119,260 residents in 2015 and 133,400 residents by 2025.

Permanent housing needs projections during the 2005-2025 period accounting for resident household growth, as well as a reasonable vacancy rate, are summarized in Table 6-14.

Table 6-14
Housing Need Projections (2005-2025)

	2005	2010	2015	2020	2025
Housing Units	32,774	34,662	36,660	38,772	41,006
Households	30,920	32,731	34,618	36,612	38,722

Source: Iler Planning Group; 12/05.

From the above table, it is projected that 8,232 units will be required during the 2005–2025 period to accommodate the City's buildout housing needs. Residential acreage required to accommodate projected housing needs is summarized in the Future Land Use Element.

Resident household growth projections, based upon the assumption that the historical renter versus owner split is maintained, are presented in Table 6-15.

Table 6-15
Resident Household Growth Projections

Growth Period	Resident Household Growth	
	Rented Units	Owned Units
2005-2010	446	1,365
2010-2015	465	1,422
2015-2020	491	1,503
2020-2025	520	1,590
Total Growth 2005–2025	1,922	5,880

Source: ILER Planning Group, 12/05

The above projections are based upon the assumption that population growth will maintain a constant 5.71% growth rate for each five-year period between 2005 and 2025. Table 6-16 presents total housing stock projections, by residential density type.

Table 6-16
Total Housing Stock Projections (2010-2025)

Residential Density	Projected Housing Units by Year			
	2010	2015	2020	2025
Single-Family ⁽¹⁾	26,352	27,871	29,477	31,176
Multiple-Family ⁽²⁾	8,310	8,789	9,295	9,830
Total Units	34,662	36,660	38,772	41,006

(1) Growth consists of Low Density Residential

(2) Growth consists of Medium Density Residential

Source: ILER Planning Group, 7/04; 11/04; 12/04; 7/05

These projections include the assumption of an adequate number of vacant units to meet the rate defined by the 2000 Census.

Household Characteristics Projections. Using Census data compiled by Miami-Dade County, it is estimated that there were 29,262 resident households in the City in 2000 (i.e., 94.4% of the year-round housing units). Projections of household growth, based upon dwelling unit projections and the assumption of maintenance of the current household occupancy rate, are presented as follows: 2010 – 32,731 households, 2015 – 34,618 households, 2020 – 36,612 households, and 2025 – 38,722 households.

Household estimates and projections, by tenure and household size, are presented in Table 6-17. Projections prepared in Table 6-17 are based upon the assumption that tenure and household size distributions, per the 2000 Census, will be maintained through the year 2020. From Table 6-17, the following observations are made:

- Of the total growth (7,350 households) during the 2000–2020 period, 1,966 households (75% of the total) are projected to be owners as opposed to renters.
- Renters will increase by 1,812 households during the 2000–2020 period.

Table 6-17
2000–2020 Projections of Household Growth
by Tenure and Household Size

A. Owner-Occupied Housing			
Household Size	2000	2010	2020
1	3,212	3,593	4,019
2	5,163	5,775	6,460
3	4,379	4,898	5,478
4	3,788	4,237	4,739
5	2,714	3,035	3,395
6	1,430	1,600	1,789
7+	1,366	1,528	1,710
Subtotals	22,052	24,666	27,590
B. Renter-Occupied Housing			
Household Size	2000	2010	2020
1	1,586	1,774	1,985
2	1,503	1,682	1,881
3	1,398	1,563	1,749
4	1,178	1,317	1,474
5	799	894	1,000
6	355	397	445
7+	391	437	489
Subtotals	7,210	8,065	9,022
C. Total-Occupied Housing			
Household Size	2000	2010	2020
1	4,798	5,367	6,003
2	6,667	7,457	8,341
3	5,776	6,461	7,227
4	4,965	5,554	6,213
5	3,513	3,929	4,395
6	1,785	1,997	2,234
7+	1,758	1,996	2,199
Totals	29,262	32,731	36,612

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

- Family households (i.e., 3 persons or more per household) will constitute 61% of the total growth in the City during the 2000–2020 period.

Population projections, by age group, are presented in Table 6-18. Projections prepared in Table 6-18 are based upon the assumption that the age-distribution within the City, per the 2000 Census, will be maintained through the year 2020. From Table 6-18, the following observations are significant:

- Prime school-age groups (i.e., 5–19 years of age) are projected to increase by 1,531 residents (or 25% of the total projected growth) during the 2000–2020 period.

Table 6-18
2005–2020 Population Projections by Age Group Distribution

Age Group (years)	Year (population)			Growth 2000–2020
	2000	2010	2020	
0–4	7,421	8,301	9,285	1,864
5–9	8,755	9,793	10,954	2,199
10–14	9,758	10,915	12,210	2,452
15–19	9,247	10,344	11,570	2,323
20–34	20,881	23,357	26,127	5,246
35–59	31,470	35,202	39,376	7,906
60–74	9,519	10,647	11,910	2,391
75+	3,757	4,203	4,701	944
Totals	100,809	112,762	126,132	25,323

Source: U.S. Bureau of the Census, 2000: SF 3; ILER Planning Group, 12/05

- Of the total growth (25,323 residents) during the 2000–2020 period, 13,152 residents (52% of the total) are projected to be prime working age-groups (i.e., 20–59 years of age).
- Growth in the retirement age-group (i.e., 60 years and older) is projected to constitute 13% of the total.

Housing Delivery Process. Housing stock in the City has historically been constructed primarily by the private sector; however, public (e.g. Miami Housing Agency), and non-profits have participated, as well. It is concluded that the private sector will continue to provide the bulk of the housing stock necessary to accommodate projected population growth throughout the planning periods. It is anticipated that non-profits will continue to participate to some extent, while the City's role likely will increase due to its expected participation in the Community Development Block Grant program.

Further, due to the fact that approximately 56% of the City's housing stock will be at least 40 years old by the year 2010, the Miami Gardens should anticipate assuming a strong role in maintenance and rehabilitation.

An analysis of vacant residential land, provided in the FLUE, leads to the conclusion that adequate vacant residential land remains to accommodate projected population growth. Future residential development will consist primarily of the buildout of new developments, with the balance the result of redevelopment activity.

It is anticipated that private sector developers, including non-profit corporations, will meet additional rental housing demand in the City.

The City's role in the housing delivery process will be based primarily upon the provision of services, either directly or by contract, necessary to facilitate private sector construction activity. However, it is anticipated that the City's role in code enforcement housing rehabilitation, and infill development and redevelopment activities will increase

as the housing stock ages, and the anticipated Community Development Block Grant program is instituted.

Alternative Housing Issues. An analysis of 2000 income group data from Table 6-9B leads to the following conclusions:

- Approximately 30% of the very-low income households in Miami Gardens are related owner households, while an additional 26% are related renter households. Elderly owner households constitute 20% of the total;
- Approximately 49% of the low income households in Miami Gardens are related owner households, while an additional 23% are related owner households;
- In total, approximately 63% of the very-low and low-income households are related households (i.e. families), according to the following mix: renters—39%; and owners—61%.

The rental unit vacancy rate from Table 6-3 (i.e., 7.5%) indicates that overall supply exceeds demand (note: a 5% vacancy rate is indicative of an equilibrium situation where supply meets demand, accounting for a normal turnover of tenants).

The incidence of cost burden among renters in the City (i.e., 45% versus a countywide rate of 47% from Table 6-7) is similar to that of the County. However, the above analysis indicates that related renter households (i.e. families) are likely having the most difficulty finding affordable rents in the City.

It is therefore recommended that the City encourage the development of rental housing alternatives for family households.

Availability of Services. Miami Gardens has sufficient infrastructure in place, either provided directly by the City or through interlocal agreement, to accommodate current development demands. Also, plans are in place to accommodate future growth needs.

At this time, Miami Gardens has sufficient capacity to provide the potable water and wastewater demand of existing development. Further, roadways in the City are operating at an acceptable level-of-service.

Sufficient solid waste capacity is available at the County's facilities for the disposal of both processable and non-processable solid waste. A contractual agreement exists between Miami Gardens and a contracted hauler for the collection and transport of all solid waste to the County facilities.

Miami Gardens has sufficient acres in local and community parks to serve its residents.

AFFORDABLE HOUSING ASSESSMENT

Florida Statutes, Chapter 9J-5.010(2) (b) requires that an affordable housing assessment be performed using a methodology established by the Florida Department of Community Affairs.

Data for the Affordable Housing Assessment for Miami Gardens is to be provided by the Shimberg Affordable Housing Institute at the University of Florida. Since the City was newly incorporated in 2003, the Shimberg data has not been prepared, and is not available for use in the Housing Element at this time. Shimberg has been contacted by the City, and is aware of its needs, although a date for preparing the data necessary for the Affordable Housing Assessment has not been set. As a result, the City should prepare the Affordable Housing Assessment, and update the Housing Element when the Shimberg data is available.

SUMMARY

The support documentation of the Housing Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goal, objectives and policies.

Data used to describe the City's existing housing conditions are derived primarily from the Census. Since the City was incorporated in 2003, historical Census data is not available. However, the City's current incorporated area closely resembles the area contained within the Andover, Bunche Park, Carol City, Lake Lucerne, Norland, Opa-Locka North, and Scott Lake Census Designated Places (CDP). Year 2000 CDP data, less Census Tracts outside of the corporate limits, are used as the principal source to define the current housing and household characteristics of the City. The following are pertinent observations regarding the housing and household characteristics of Miami Gardens:

- It is estimated at there were a total of 30,998 housing units in Miami Gardens in 2000, consisting of 23,567 single-family and 7,431 multiple-family units including mobile homes and "other" units.
- Of the housing units reported by the U.S. Census, 71.1% were owner-occupied, while 23.3% were renter-occupied. The balance (5.6% of the total) was classified as vacant.
- The median monthly rent for renter-occupied units in Miami Gardens in 2000 was \$670 per month. Approximately 75% of all rents were \$500 per month or more in the City.
- The median value of specified owner-occupied units reported in 2000 was \$88,500 in Miami Gardens, substantially lower than the countywide median of \$124,000.
- Approximately 48% of the total renters in 2000 paid less than 30% of household income for gross housing costs. Further approximately 58% of the total owners with a mortgage in 2000, paid less than 30% of household

income for gross housing costs. Based upon the Department of Community Affairs standard, these figures indicate that a majority of the housing within the City is affordable to its residents.

State of the Cities Data System (SODCS) figures prepared by the U.S. Department of Housing and Urban Development (HUD), are used to estimate the 2000 distribution of households in Miami Gardens, by tenure (i.e. renters and owners), among very-low, low and moderate+ income groups, according to the following distribution:

Very Low Income Renters	9.1%
Low Income Renters	5.4%
Moderate+ Income Renters	10.1%
Very Low Income Owners	12.3%
Low Income Owners	11.8%
Moderate+ Income Owners	<u>51.3%</u>
Total	100.0%

- Analysis of Census data indicates that the City's housing stock can be classified as standard and acceptable. However, an analysis of building code violations data should be completed to confirm this conclusion, along with data generated by the upcoming Consolidated Plan and proposed historic resources survey and planning program.
- Although substandard living and housing conditions are not determined to be a significant issue within the City at this time, appropriate definitions should be incorporated within in the Comprehensive Plan. The application of these definitions will allow the institution of appropriate implementation mechanisms oriented to preserving and enhancing the current quality of living and housing conditions within the City.
- Miami Gardens currently has no municipal housing programs available for City residents. However, the City has decided to seek "Entitlement City" status under the Community Development Block Grant (CDBG) Program. Federal funds under this program may be used for rehabilitation of residential structures, historic preservation, planning activities and acquisition in support of other activities.
- Miami Gardens has not designated any historically significant structures. However, the City may decide to implement an historic preservation program in order to promote its unique character, as defined by the Miami Modern architectural style.
- The Miami-Dade County Planning Department estimated the population of Miami Gardens at 100,809 residents in 2000. Projections indicate that the City's population will increase to 133,400 residents by 2025. Of the total growth during the 2005 —2025 period, approximately 52% are projected to be of prime working age, while prime school-age children are projected to account for approximately 28%. Growth in the retirement age-group is projected to constitute a fairly small share (approximately 13% of the total).

- It is projected that 3,886 units will be required during the 2005–2015 period to accommodate the City's housing needs, while an additional 4,346 units will be required to accommodate needs during the 2015–2020 period.
- Of the total growth (2,330 households) during the 2005–2025 period, 7,802 households, 75% of the total are projected to be owners as opposed to renters. Renters are projected to increase by 1,922 households during the 2005–2025 period. Family households (i.e., 3 persons or more per household) will constitute approximately 61% of the total growth in the City during the 2000–2020 period.
- Housing stock in the City has historically been constructed by both the public and private sectors, including not-for-profit corporations. It is concluded that each sector will continue to provide housing to accommodate projected population growth throughout the 2005–2025 period. The City's role in the new housing delivery process will be based primarily upon the provision of services necessary to facilitate housing delivery by the public and private sector, with potentially active involvement through the Community Development Block Grant process. It is further anticipated that the City's role in code enforcement and housing rehabilitation activities will increase as the housing stock ages.
- Miami Gardens has sufficient infrastructure in place, either provided directly by the City or through interlocal agreement, to accommodate current development demands. Also, plans are in place to accommodate future growth needs.
- Due primarily to the City's small remaining new-development growth potential, it is concluded that related demand for additional very-low, low and moderate income housing will be minimal. An analysis of Census data indicates that the current incidence of cost-burden is more of an issue for the City than the projected growth of very-low and low-income households. Miami Gardens' housing goals, objectives and policies should therefore be tailored principally to maintaining the condition of the housing stock, while allowing the public and private sector to provide housing to accommodate additional need generated by population growth.